

## **MEETING MINUTES, PLANNING COMMISSION, SEPTEMBER 10, 2007**

**Present:** Phil Tinkle, Duane O'Neal, Bruce Armstrong, Tom McClain, Trent Pohlar, Bettina Settles, Carmen Madsen, Jerry Ott, Tom Bridges, Ed Ferguson, Planning Director; Shawna Koons-Davis, City Attorney; Janice Nix, Recording Secretary

The meeting was called to order at 7:00 p.m. by Trent Pohlar, President.

### **PREVIOUS MINUTES**

August 27<sup>th</sup> – Tinkle moved to approve the minutes as mailed, seconded by Settles. Vote for **approval** was unanimous, 8-0 (Ott abstained). **Motion carried.**

### **OLD BUSINESS**

**Docket PC2007-032 – Change in Commitments** – County Line at Combs Rd. – request to change commitments to allow 4-unit dwellings – Equicor Development, petitioner; Van Valer Law Firm, representing.

Written request has been received requesting a continuance to October 22, 2007. Tinkle moved to continue PC2007-032 to October 22, 2007, seconded by Ott. Vote for **approval** of the **continuance** was unanimous, 9-0. **Motion carried.**

### **NEW BUSINESS**

**Docket PC2007-048 – Primary Plat** – Worthsville Road Industrial Park – proposed industrial park located at 815 E. Worthsville Rd. – 41 acres zoned I-2 Industrial – Worthsville Rd. LLC, applicant; Projects Plus, representing.

Max Cooper, Projects Plus, came forward and was sworn. The property is zoned I-2 Industrial.

Armstrong asked about the length of the cul-de-sac. It is currently approximately 1300' in length. The ordinance has a maximum of 600' for length of cul-de-sacs. There will be an emergency access to the east.

**Cul-de-sac length waiver** - Tinkle moved that the request of Worthsville Road LLC for a waiver from the requirement of the Greenwood Subdivision Control Ordinance, Greenwood Municipal Code Sec. 10-511 Subdivision Design Standards, 20.11.01. Streets, Subsection 13, that specifies that a cul-de-sac street should not exceed 600 feet in length, measured from the entrance to the center of the turnaround, be approved, and that the Plan Commission find that the criteria set forth by Greenwood Municipal Code Sec. 10-501, 20.02.02, for the approval of the waiver has been met for the reasons set forth in the Applicant's written waiver request and as presented by Applicant, seconded by Settles. Vote for **approval** was 8 for, 1 against (Armstrong). **Motion carried.**

Tinkle moved to approve PC2007-048, subject to the recommendations of the Tech Committee being met, seconded by Settles. Vote for **approval** was 8 for, 1 against (Armstrong). **Motion carried.**

**Docket PC2007-049 – Primary Plat** – Sutton Park Shoppes – proposed retail shops located at 550 S SR 135 – zoned C-2 Commercial – Sutton Park Shoppes, LLC, applicant; Maurer Surveying, representing.

Paul Maurer, Maurer Surveying, came forward and was sworn. Maurer distributed copies of the proposed plat and buildings for the Commission's review.

Janet Julius, All State Insurance, who is an adjacent property owner, came forward and was sworn. She is concerned about the use of the section of property that is immediately adjacent to her. Currently she has problems with motorists using the small strip of ground to enter and exit from St. Rd. 135. She also stated she is concerned about the possible layout of the site in relation to increase in traffic.

Maurer addressed the concern. The property she is talking about is only 14.5' in width. The Tech Committee has already pointed out that this part of the property cannot be used as an access from St. Rd. 135 to this site.

Members concurred that the existing curb cut should be vacated so that the access issue is alleviated. Jason Farmer came forward and was sworn. He asked about installing barriers to stop traffic rather than eliminating curb cut. Discussion ensued. Steel posts or concrete barricades could create a safety hazard. It was decided an additional recommendation will be added to the Tech Committee Report as follows: 7. State Rd. 135 driveway cut shall be removed as part of the secondary plat or site plan.

O'Neal asked about the continuation of Marlin Drive. This will be a condition of secondary plat approval.

Ott moved to approve PC2007-049, subject to the recommendations of the Tech Committee being met, as amended, seconded by Tinkle. Vote for **approval** was unanimous, 9-0. **Motion carried.**

**Partial R-o-way Vacation** – Sutton Park Drive – Recommendation from Plan Commission to the City Council.

Ott moved to recommend favorable approval of the partial r-o-way vacation for Sutton Park Drive to the City Council and to authorize the President to send this recommendation in writing, seconded by Tinkle. Vote for **approval** for favorable recommendation to the City Council was unanimous, 9-0. **Motion carried.**

#### **ANNOUNCEMENTS/REPORTS**

Mr. Ferguson announced that there will be an Overlay Meeting on Wednesday, September 26, 2007, at 6:00 p.m. at the city building.

O'Neal moved to adjourn, seconded by Ott. Meeting was adjourned at 7:45 p.m.

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JANICE NIX  
Recording Secretary

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TRENT POHLAR  
President